

\$409,900 - 9717 73 Avenue, Grande Prairie

MLS® #A2252803

\$409,900

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.14 Acres

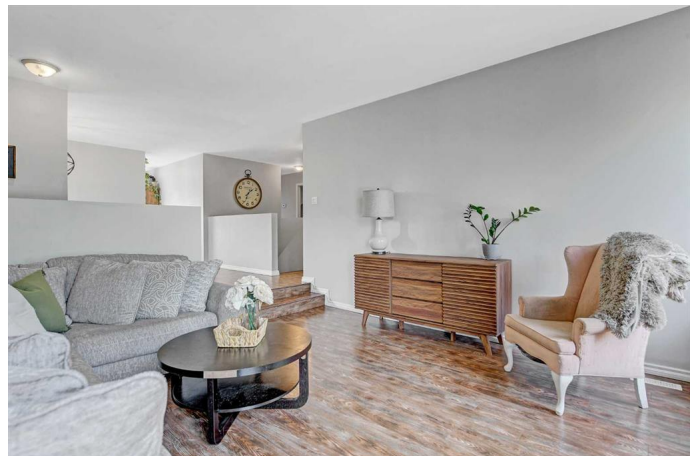
South Patterson Place, Grande Prairie, Alberta

Charming & Unique 5-Bedroom, 3-Bath Home with Modern Upgrades! Bursting with character, this older-charm home boasts a one-of-a-kind floor plan thatâ€™s both functional and full of personality. Recent updates include a brand-new roof (2023), new tile flooring (2023), fresh paint, and a brand-new dishwasher. The newer hot water tank and furnace (approx. 6â€“7 years old) provide peace of mind. The basement offers a versatile bedroom with its own living room â€“ perfect for teens, guests, or rental income. Renovations throughout blend timeless charm with modern touches, and to make it even better, weâ€™re offering a buyer credit at closing for any older items awaiting your personal touch. A pre-listing inspection has already been completed for buyer peace of mind. A rare find ready for a quick sale â€“ donâ€™t miss your chance!

Built in 1979

Essential Information

MLS® #	A2252803
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.14



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9717 73 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V5K3

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	55
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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